

HOUSING AUTHORITY of the County of Los Angeles

700 W. Main Street • Alhambra, CA 91801 Tel: 626.262.4510 • TDD: 855.892.6095 • www.hacola.org Gloria Molina Mark Ridley-Thomas Zev Yaroslavsky Don Knabe Michael D. Antonovich Commissioners

Sean RoganExecutive Director

AGENDA FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING COMMISSION WEDNESDAY, AUGUST 27, 2014 12:00 PM CDC-HACOLA HEADQUARTERS 700 W. MAIN STREET ALHAMBRA, CA 91801 (626) 586-1501

1. Call to Order

2. Roll Call

Alma Cibrian Reza, Chair James Brooks, Vice Chair Michelle-Lynn Gallego Zella Knight Val Lerch Margaret Mott Henry Porter Jr. Joelene Tapia

3. Reading and Approval of the Minutes of the Previous Meeting

Regular Meeting of July 23, 2014.

- 4. Report of the Executive Director
- 5. Presentation
 - FSS Graduate, Bridgette Travenia
 - Proposition 84 -- State Grants:
 - o Rain Garden (Maravilla)
 - o Urban Forest (Carmelitos)
- 6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.





Regular Agenda

7. Approve Amendment to Temporary Personnel Employment Services Contracts (All Districts)

Recommend that the Board of Commissioners authorize the Executive Director or his designee to amend the contracts with Lloyd Staffing and Hart Employment Services, to increase the aggregate annual amount by up to \$75,000 per year, to a total of \$175,000, for temporary personnel employment services for the Housing Authority: recommend that the Board of Commissioners authorize the Executive Director or his designee to further amend the contracts with Lloyd Staffing and Hart Employment Services, to modify the scope of work, to increase the annual compensation by up to 10% as needed for unforeseen costs, and if necessary, to terminate the contracts; recommend that the Board of Commissioners authorize the Executive Director to extend the time of performance for up to two years, in one-year increments, at the same annual cost of \$175,000 plus contingency, using funds as needed to be approved through the annual budget process; recommend that the Board of Commissioners find that the approval of amendments to the existing contracts for temporary personnel employment services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

8. <u>Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items</u>

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1501, or by e-mail at roberta.lear@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES MINUTES FOR THE REGULAR MEETING OF THE LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, July 23, 2014.

The meeting was convened at Westknoll Apartments, 838 N. Westknoll Drive, West Hollywood, CA 90069.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Chair, Cibrian Reza, at 12:12 p.m.

<u>Present</u>	Absent
X	
Χ	
	X
	X
Χ	
	X
Χ	
X	
	X X

PARTIAL LIST OF STAFF PRESENT:

Emilio Salas, Deputy Executive Director Maria Badrakhan, Director, Housing Management Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

None.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Lerch, seconded by Commissioner Porter, the Minutes of the Regular Meeting of June 25, 2014 were approved as amended.

Agenda Item No. 4 - Report of the Executive Director

Deputy Executive Director, Emilio Salas introduced the Property Manager of the Westknoll Housing Development, Kieshia Nathaniel. Ms. Nathaniel introduced her West County staff Resident Manager, Yanina Uchitel and Maintenance Supervisor, Richard Bosek. The current modernization projects are flooring and solar roofing. Ms. Nathaniel introduced the Resident Council President, Guenter Keunecke as the NAHRO HERO award winner.

Mr. Salas reported the following:

Mr. Salas introduced and welcomed our newest Tenant Commissioner, Ms. Joelene Tapia. He provided a brief biography: Ms. Tapia is married and the proud mother of three children. She recently graduated with a BA degree in Psychology this past summer and plans to become a Marriage Family Therapist with an emphasis on working with children who have experienced traumatic events or who simply need therapy for mental disorders.

She's a resident at Maravilla and has been there for the past two years. She's actively involved with the programs offered at the site and says that they provide enrichment to the lives of many families. She says that she's enjoyed the community she lives in and her favorite activities are taking her children to Belvedere Park in which they are in sports year round and also enjoys taking walks to the East Los Angeles library.

Mr. Salas stated that Ms. Tapia epitomizes our mission of building better lives and better neighborhoods. She has taken full advantage of the resources in the community. Her kids attend KIPP LA schools and she brings energy and passion to make sure that where she is today is only a step in the journey of what she has been called to do.

Mr. Salas announced the Back to School Jam at the Century/Wilton Housing Development on August 4, 2014 and Congresswoman Waters has tentatively accepted our invitation. The Maravilla Housing Development on August 6, 2014 will be attended by Representative Roybal Allard and the Carmelitos Back to School Jam on August 28, 2014 from 12:00 p.m. to 4:00 p.m., will be attended by Representative Lowenthal.

Mr. Salas reminded everyone of the upcoming Reality Check Conference on Tuesday, August 12, 2014 from 9:00 a.m. to 12:00 p.m. at the California Endowment Center in Downtown Los Angeles. This will be the venue for the scholarship awards for our public housing and Section 8 residents.

Mr. Salas noted that at the NAHRO Conference, we had the honor of hosting a panel discussion on establishing an effective community policing program. Sergeant Carlos Avila and Betsy Lindsay, Manager of the Program Compliance Unit, were the presenters and Mr. Salas moderated the presentation. We have received numerous follow up inquiries and are also excited about presenting at the National Conference in Baltimore on our Data Compliance System.

Our team had the opportunity to ride along with the Tampa Police Department to see some of their sites and to have a discussion on how they handle their safety program. We are contemplating hosting some sort of regional and/or national forum on effective crime reduction programs and perhaps we can use next year's national conference as the platform.

Mr. Salas announced that next year's fall conference will be hosted in Los Angeles and will provide opportunities for more Commissioners to attend since it will be local. We are co-hosting with the City of Los Angeles Housing Authority. We will coordinate some exciting tours for participants. For the benefit of the new Commissioner, NAHRO is the National Organization for Housing and Redevelopment Officials.

Mr. Salas noted that on July 9, 2014, the Senate confirmed President Obama's nomination of Julian Castro as Secretary of HUD. Mr. Castro will become the 16th HUD Secretary and will replace Mr. Shaun Donovan who's been nominated to head the Office of Management and Budget.

On July 21, 2014, the Housing Authority received official notice that we were awarded a \$2.5 million grant for the Maravilla Rain Garden. This is funding from the state of California to design and install rain garden systems that helps to recapture rain runoff. He thanked Maria Badrakhan and her staff for putting the application together.

We will work closely with NorthWest trees to design an aesthetically appealing and drought tolerant garden in areas that currently contain open lawn space that tend to utilize lots of irrigation.

Mr. Salas announced that this month we received the official invitation from HUD to apply for 138 additional VASH vouchers. For the benefit of our new Commissioner, he explained HACoLA administers the VASH program and has a little over 1,000 vouchers that are specifically aimed at housing homeless veterans with an emphasis on the chronically homeless. Since 2009, we have received a special allocation of vouchers and this year the number is 138. We have yet to get word on the separate application we submitted for 40 project based vouchers for a building in the City of Los Angeles.

Mr. Salas noted we also received a separate invitation to apply for 147 vouchers on behalf of the Long Beach Veterans Administration (LBVA). Currently our relationship is strictly with the VA of Greater Los Angeles but we have been in communication with Washington in regard to this application as well as the LBVA. We will report back our findings at the next meeting.

Mr. Salas noted that on Wednesday, July 16, 2014 several of our staff were in attendance at the Unite For Veterans Summit in Century City. This summit was hosted by the United Way. This summit brought together many of the local partners who have committed to ending Veteran Homelessness. The highlight of the summit was the keynote address that was delivered by the First Lady, Michelle Obama. She publicly acknowledged the work that we're doing here to address veteran homelessness and we are proud partners in this regard. Los Angeles is leading the way in addressing veteran

homelessness and we're glad to receive that acknowledgement from the highest office in the land.

For the benefit of our new Commissioner, Mr. Salas explained that in addition to the VASH program previously mentioned we also partner with the United Way to address homelessness in general in Los Angeles County and have made some great strides to address this issue.

Agenda Item No. 5 - Presentations

• Juvenile Justice Crime Prevention Act – (JJCPA) presentation

Agenda Item No. 6 - Public Comments

Ms. Terri A. Turrisi lives at 959 Palm Ave., at a public housing site and after residing there 7 years, recently received her Section 8 voucher. She wanted information on how to keep her existing apartment and Section 8 voucher. Mr. Salas explained that she needed to choose one *or* the other but not both and would go into further detail with her after the meeting.

Regular Agenda

On Motion by Commissioner Porter seconded by Commissioner Brooks and unanimously carried, the following was approved by the Housing Commission, as amended:

APPROVE A SIGNIFICANT AMENDMENT TO THE ANNUAL PLAN FOR THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES (ALL DISTRICTS)

AGENDA ITEM NO. 7

- 1. Recommend that the Board of Commissioners find that the activities in the Annual Plan, as described herein, are not subject to the provisions of the California Environmental Quality Act (CEQA), because they will not have the potential for causing a significant effect on the environment.
- 2. Recommend that the Board of Commissioners approve the Annual Plan with the flat rent significant amendment required by the U.S. Department of Housing and Urban Development (HUD).
- Recommend that the Board of Commissioners adopt and instruct the Chairman to sign the attached Resolution approving the Annual Plan with the significant amendment for submission to HUD, and authorize the Executive Director or his designee to take all actions required for implementation of the significant amendment to the Annual Plan.
- 4. Recommend that the Board of Commissioners authorize the Executive Director or his designee to incorporate into the Annual Plan all public comments received and approved for inclusion by the Board; and authorize the Executive Director or his designee to submit the Annual Plan, as amended, to HUD.

<u>Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items</u>

Commissioner Cibrian Reza welcomed the new Tenant Commissioner, Joelene Tapia.

Commissioner Lerch asked about the status of remaining new Commissioner's vacancies. Mr. Salas informed him that the other individual recommended for placement has given notice but we are still recruiting. Commissioner Lerch welcomed Commissioner Tapia.

Commissioner Porter commented on the Quarterly Highlights handout (Fourth Quarter Fiscal Year 2013-14) and sent compliments and kudos to Martin Perry, Manager of the Contract Maintenance Department for his article explaining access to the Los Angeles Department of Public Social Services (DPSS) new information sharing system.

Commissioner Porter commented on the Maravilla Grant being used for drought & educational programs. He noted the severity of the drought, water conservation efforts, water reducing shower heads, outdoor water faucets and leaks in all of our Public Housing units. He requested a report during the August, 2014 meeting covering measures the Housing Authority has taken to make the residents aware and conscientious of saving water.

Commissioner Brooks welcomed Commissioner Tapia.

Tenant Commissioner Tapia requested information on lack of play areas for children 5 and under at the Maravilla Public Housing Development. Maria Badrakhan, Director of the Housing Management Division explained that several attempts were made to utilize the site for 'tot-lots' but they were destroyed due to vandalism each time. The division will begin looking for play area alternatives in the near future.

On Motion by Commissioner Cibrian Reza, seconded by Commissioner Brooks, the Regular Meeting of July 23, 2014 was adjourned at 1:32 p.m.

Respectfully submitted,

SEAN ROGAN

Executive Director Secretary—Treasurer

Housing Authority - County of Los Angeles

August 27, 2014

FOR YOUR INFORMATION ONLY

TO:

Housing Commissioners

FROM:

Margarita Lares, Director

Assisted Housing Division

RE:

FSS PROGRAM UPDATE - JULY 2014

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program Participants achieve economic independence and self-sufficiency.

ACTIVITIES

		ACTIVITIES
NUMBER CURRENTLY ENROLLED	595	As of July 1, 2014
NEW ENROLLMENTS	9	FSS Participants Enrolled
L		
CONTRACTS EXPIRED	7	FSS Contracts Expired
DIRECT ASSISTANCE	265	Workforce Centers
REFERRALS	158	Home Ownership Program/Seminars/workshops
	374	Job referrals
	242	Educational/Vocational Services
	256	l
	142	Financial Literacy
	1	Individual Deposit Accounts (IDA)
	1	Transportation Assistance
	2	Health & Food Services
	409	Other Social Services
	1	Youth Services
OUTREACH &		
COMMUNITY EVENT	1	Rubio's Fund Raiser to fund the Antelope Valley annual Holiday Event
	1	HUD Approved First Time Homebuyer Workshop hosted by HPP (Housing People Properly)
	1	Co-hosted ELAC Budget, Saving and Credit workshop
GRADUATIONS	2	Graduations with an effective date of July 31 st .
Pending Graduations	1	Requests to Graduate received

If you have any questions, please feel free to contact me at (626) 586-1671.

ML:MP:dt

Attachment

FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS

Listed below are brief descriptions of each category in the monthly FSS Report.

- 1. Number Currently Enrolled Current number enrolled on the FSS program as of the date the FSS Report is presented.
- 2. New Enrollments The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
- 3. Contract Expired The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
- 4. Direct Assistance Referrals Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
- **5. Outreach and Community Events** Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
- **6. Graduations** FSS participants that graduated last month.
- 7. Pending Graduations FSS participants who have requested to graduate and are pending review of successful completion of goals.



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Sean Rogan
Executive Director

August 27, 2014

Honorable Housing Commissioners Housing Authority of the County of Los Angeles 700 West Main Street Alhambra, California 91801

Dear Commissioners:

AMENDMENT TO TEMPORARY PERSONNEL EMPLOYMENT SERVICES CONTRACTS (ALL DISTRICTS)

SUBJECT

This letter recommends approval of amendments to the Housing Authority's existing contracts with Lloyd Staffing and Hart Employment Services, to increase the annual amount by \$75,000 per year, to a total of \$175,000, for temporary personnel employment services for the Housing Authority.

IT IS RECOMMENDED THAT YOUR COMMISSION:

- Recommend that the Board of Commissioners authorize the Executive Director or his designee to amend the contracts with Lloyd Staffing and Hart Employment Services, to increase the aggregate annual amount by up to \$75,000 per year, to a total of \$175,000, for temporary personnel employment services for the Housing Authority.
- Recommend that the Board of Commissioners authorize the Executive Director or his designee to further amend the contracts with Lloyd Staffing and Hart Employment Services, to modify the scope of work, to increase the annual compensation by up to 10% as needed for unforeseen costs, and if necessary, to terminate the contracts.
- 3. Recommend that the Board of Commissioners authorize the Executive Director to extend the time of performance for up to two years, in one-year increments, at the same annual cost of \$175,000 plus contingency, using funds as needed to be approved through the annual budget process.





Honorable Housing Commissioners August 27, 2014 Page 2

4. Recommend that the Board of Commissioners find that the approval of amendments to the existing contracts for temporary personnel employment services is not subject to the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities are not defined as a project under CEQA.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On December 1, 2013, the Housing Authority entered into contracts with Lloyd Staffing and Hart Employment Services for temporary personnel employment services. These contracts did not require Board approval at the time because they were not to exceed the aggregate amount of \$100,000, the Executive Director's delegated authority. Since that time, the Housing Authority's need for temporary personnel has increased beyond the level anticipated in the original contracts. For this reason, we are seeking authority to increase the aggregate amount of the contracts by \$75,000 to a total of \$175,000.

FISCAL IMPACT/FINANCING

There is no impact on the County General Fund.

The additional \$75,000 for the remainder of the first year of the contracts is comprised of Operating Funds from the Housing Management Division and Housing Choice Voucher Program Administrative Fees from the Assisted Housing Division. The total amount of funds is available within the Housing Authority's approved Fiscal Year 2014-2015 budget.

If extended, the cost of the second and third years of the contracts will remain at the same annual amount of \$175,000, using funds to be requested through the Housing Authority's annual budget approval process.

A 10% contingency, in the amount of \$17,500 per year, is also being set aside for any unforeseen needed temporary personnel employment services, using the same source of funds described above.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The contracts provide temporary personnel employment services throughout the agency, on an as-needed basis. Without these services, the Housing Authority would be short-staffed and productivity would decrease. The use of temporary personnel employment services is crucial in order to continue job efficiency in a cost-effective manner.

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The proposed services are being primarily federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the Greater Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, both contractors must comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain U.S. Department of Housing and Urban Development (HUD) assistance be directed to low and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The activities are not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because they are not defined as a project under CEQA and do not have the potential for causing a significant effect on the environment.

CONTRACTING PROCESS

On May 3, 2013, a Request for Proposals (RFP) process was initiated to identify temporary personnel employment agencies able to provide needed temporary personnel employment services for the Housing Authority. The Housing Authority's vendor list was used to email notices to 206 vendors and an announcement was also posted in the County's WebVen website. A copy of the RFP was posted on the Housing Authority's website.

A total of 15 proposals were received by the submission deadline of May 21, 2013. The proposals were reviewed by a panel of three Housing Authority and Commission representatives. Each proposer provided a cost for each job classification and was ranked according to the evaluation criteria established in the Solicitation Package. After reviewing all proposals, the Housing Authority selected Lloyd Staffing and Hart Employment Services, the two highest ranked proposers, for the contract awards.

The Summary of Outreach Activities is provided as Attachment A.

Honorable Housing Commissioners August 27, 2014 Page 4

IMPACT ON CURRENT SERVICES (OR PROJECT)

The proposed contract amendments will provide needed temporary personnel employment services for the Housing Authority.

Respectfully submitted,

SEAN ROGAN^I
Executive Director

SR:MF:ng

Enclosures

ATTACHMENT A

Summary of Outreach Activities

Temporary Personnel Employment Services

Beginning on May 3, 2013, the following outreach was initiated to identify qualified contractors to provide temporary personnel employment services to the Housing Authority.

A. Announcement

The solicitation Notice was posted on the Housing Authority website and the County WebVen for 16 days.

B. Distribution of Notices

The Housing Authority's vendor list was used to email out notices to two hundred and six vendors. The solicitation package was downloaded 78 times.

C. Proposal Results

On May 21, 2013, 15 proposals were received. One proposal did not meet the minimum requirements and was not considered for further review. Fourteen proposals were forwarded to the three-member evaluation committee for further review. The evaluation committee used the "informed averaged" scoring methodology using a 1,000 points system as established in the solicitation package. The evaluation criteria consisted of qualifications (experience, background, references, etc.), approach to providing the services, quality control, Section 3 and costs. The final evaluation results are as follows:

CATEGORY I NON-INFORMATION TECHNOLOGY CLASSIFICATIONS

Rankings	Evaluation/Final Score
Lloyd Staffing	882
Hart Employment Services	826
HR Management, Inc.	766
AppleOne Employment Services	761
TS Staffing Services, Inc.	739
JM Staffing	729
Partenrs in Diversity, Inc.	716
LA Business Solutions	661
New Leaf Staffing, Inc.	638

CATEGORY II INFORMATION TECHNOLOGY CLASSIFICATIONS

Evaluation/Final
Score
835
781
705
693
634
609
597
571
566
507
507
503

Based on the above information, adherence to current procurement requirements, and our review of available documents to date, it is recommended that Lloyd Staffing and Hart Employment be awarded a contract for Temporary Personnel Employment Services.

D. Minority/Women Participation - Selected Agencies

Name Hart Employment Services	Ownership Women Owned	Employees Total: 5 1 (20%) Minorities 1 (20%)Non-Minority 3 (60%) Women
Lloyd Staffing	Non-Minority	Total: 73 8 (11%) Minorities 13 (10%) Non-Minority 52 (71%) Women

E. Minority/Women Participation – Firms Not Selected

Name	Ownership	Employees
AppleOne	Women Owned	Total: 1661
• •		209 (13%) Minorities
		211 (13%) Non-Minority
		1,241 (75%) Women

Ardan Staffing Solutions	N/A	N/A
Commercial Programming Systems, Inc.	Non-Minority	Total: 47 18 (38%) Minorities 14 (30%) Non-Minority 15 (32%) Women
HR Management, Inc.	Minority	Total: 12 4 (33%) Minorities 0 (00%) Non-Minority 8 (67%) Women
JM Staffing	Minority	Total: 47 0 (00%) Minorities 0 (00%) Non-Minority 2 (04%) Women
LA Business Personnel, Inc.	Minority	Total: 47 0 (00%) Minorities 3 (06%) Non-Minority 5 (11%) Women
New Leaf Staffing, Inc.	Minority	Total: 4 1 (25%) Minorities 0 (00%) Non-Minority 1 (25%) Women
NTT Data	Minority	Total: 4,900 1,131 (23%) Minorities 3,080 (63%) Non-Minority 689 (14%) Women
Odesus, Inc.	Non-Minority	Total: 15 0 (00%) Minorities 4 (27%) Non-Minority 11 (73%) Women
Partners In Diversity, Inc.	Minority	Total: 5 0 (00%) Minorities 1 (20%) Non-Minority 4 (80%) Women
Sierra Gybernetics, Inc.	Non-Minority	Total: 23 8 (00%) Minorities 7 (00%) Non-Minority

8 (04%) Women

Staffmark

Non-Minority

Total: 994

73 (00%) Minorities

200 (00%) Non-Minority 724 (04%) Women

TS Staffing Services, Inc.

Non-Minority

Total: 122

36 (30%) Minorities

10 (08%) Non-Minority

76 (62%) Women

The Housing Authority conducts ongoing outreach to encourage participation by minorities and women in the contract award process, including: providing information at local and national conferences, expos and vendor fairs, and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.